143.0	0009	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,200 / 788,200
					USE VALUE:	788,200 / 788,200
					ASSESSED:	788,200 / 788,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESLE JUDY/TRUSTEE	
Owner 2:	MESLE NOMINEE TRUST	
Owner 3:		
Street 1:	140 MT VERNON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MESLE JUDY -
Owner 2:	-
Street 1:	140 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1743 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4904.000	333,600	900	453,700	788,200
Total Card	0.113	333,600	900	453,700	788,200
Total Parcel	0.113	333,600	900	453,700	788,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.29 | /Parcel: 452.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93446
GIS Ref	
GIS Ref	
Insp Date	05/10/18

!11173!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0009-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,600	900	4,904.	453,700	788,200		Year end	12/23/2021
2021	101	FV	323,900	900	4,904.	453,700	778,500		Year End Roll	12/10/2020
2020	101	FV	323,900	900	4,904.	453,700	778,500	778,500	Year End Roll	12/18/2019
2019	101	FV	248,800	900	4,904.	425,300	675,000	675,000	Year End Roll	1/3/2019
2018	101	FV	248,800	900	4,904.	351,600	601,300	601,300	Year End Roll	12/20/2017
2017	101	FV	248,800	900	4,904.	323,300	573,000	573,000	Year End Roll	1/3/2017
2016	101	FV	248,800	900	4,904.	294,900	544,600	544,600	Year End	1/4/2016
2015	101	FV	235,300	900	4,904.	289,200	525,400	525,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:02:41

LAST REV

Date	Time
05/30/18	07:52:48
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11173

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESLE JUDY	31721-309		8/16/2000	Convenience	1	No	No		
VOAS DOROTHY/ET	26549-359		8/1/1996		231,600	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	942	Wood Dec	15,800		8/4/2014			Remove existing 13
4/7/2006	248	Siding	20,500			G7	GR FY07	REPL SIDING W/ CED
8/10/2000	673	Addition	50,000	O				13X14 ADDITION-REN
7/13/1993	319		2,500					REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	BS	Barbara S
8/4/2014	Info Fm Prmt	PC	PHIL C
3/17/2009	Inspected	372	PATRIOT
2/4/2009	Measured	345	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
8/21/2001	Permit Visit	PM	Peter M
4/12/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4904		Sq. Ft.	Site		0	80.	1.16	9									453,695						453,700	

Total AC/HA:	0.11258	Total SF/SM:	4904	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	453,695	Spl Credit		Total:	453,700

USER DEFINED

Prior Id # 1:	93446
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31225157
Const Adj.:	0.98000199
Adj $ / SQ:	173.611
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409778
Depreciation:	76219
Depreciated Total:	333559

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

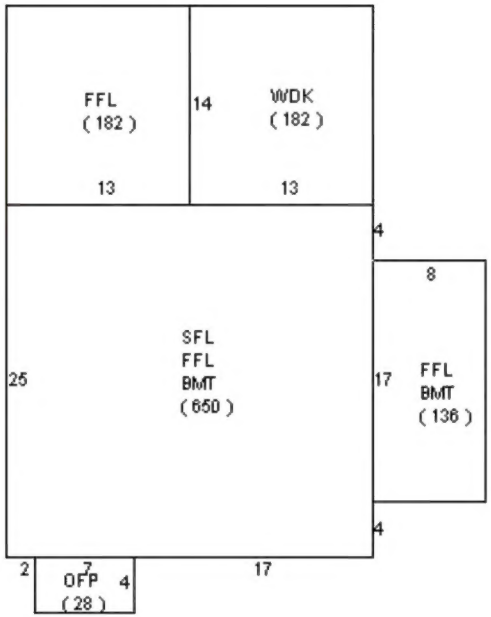
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.61
Special Features:	0	Val/Su Net:	129.20
Final Total:	333600	Val/Su SzAd	210.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	173.610	168,056
BMT	Basement	786	58.850	46,259
SFL	Second Floor	618	173.610	107,205
WDK	Deck	182	11.260	2,050
OFP	Open Porch	28	43.120	1,207

Net Sketched Area:	2,582			Total:	324,777
Size Ad	1585.5	Gross Area	2614	FinArea	1743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0009-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	300	A	AV	2000	3.50	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900